

101.0

0002

0006.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
844,300 / 844,300  
844,300 / 844,300  
844,300 / 844,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		OLDHAM RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SMITH CHERYL	
Owner 2:		
Owner 3:		

Street 1: 50 OLDHAM ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: OURFALIAN MAURICE--ETAL -

Owner 2: OURFALIAN JACQUELINE -

Street 1: 50 OLDHAM ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## NARRATIVE DESCRIPTION

This parcel contains .264 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11496	Sq. Ft.	Site			0	70.	0.67	4									535,412						535,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11496.000	304,300	4,600	535,400	844,300		64995
							GIS Ref
							GIS Ref
							Insp Date
							09/19/18


**Patriot**  
Properties Inc.

!8076!

## USER DEFINED

Prior Id # 1: 64995

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	304,300	4,600	11,496.	535,400	844,300		Year end	12/23/2021
2021	101	FV	294,200	4,600	11,496.	535,400	834,200		Year End Roll	12/10/2020
2020	101	FV	294,200	4,600	11,496.	535,400	834,200		Year End Roll	12/18/2019
2019	101	FV	239,800	4,800	11,496.	535,400	780,000		Year End Roll	1/3/2019
2018	101	FV	235,400	4,800	11,496.	458,900	699,100		Year End Roll	12/20/2017
2017	101	FV	235,400	4,800	11,496.	428,300	668,500		Year End Roll	1/3/2017
2016	101	FV	235,400	4,800	11,496.	367,100	607,300		Year End	1/4/2016
2015	101	FV	234,400	5,000	11,496.	328,900	568,300		Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OURFALIAN MAURI	1385-24		6/4/2010	Family		1	No	No	
	1078-18		2/1/1991			1	No	No	A

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2010	2172	Siding	15,000					VINYL
4/26/2010	357	Sun Room	10,000					12x16
8/17/2009	704	Renovate	7,000	C				REDO BMT & 3/4BTH
6/17/2009	495	Redo Kit	17,500	C				REDO KIT & BTH

## ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	BS	Barbara S
7/26/2010	Info Fm Prmt	BR	B Rossignol
3/10/2010	Info Fm Prmt	BR	B Rossignol
2/23/2009	Meas/Inspect	163	PATRIOT
4/6/2000	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
7/31/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA

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